

PUTTING PLANS INTO EFFECT

The Land Use Plan will be meaningful to the degree to which it is put into effect -- that is, the degree to which it is recognized in the day-to-day decisions that will mold the future Elkin. The Elkin Land Use Plan is a long-range document looking ahead to 1980. A plan like this obviously cannot be carried out all at once, but must be accomplished over a long period through many small steps. Each recommendation of the Planning Board to the Town Council should be considered. The day-to-day actions of the Town Council, other local agencies of government, and private developers can help to build the town on the basis of plan.

Land developers, land owners and real estate agents must be cognizant of the regulatory measures, such as subdivision regulations and zoning, which set the broad limits within which development can occur and then improve upon these minimum standards. Private reaction to site choices for industry, schools, parks and other land uses must be voiced to have a successful implementation of the Land Use Plan.

Public actions by which the plan can be carried out also include subdivision regulations and zoning as well as long-range financial programming, and referral to the Planning and Zoning Boards of proposals affecting the physical development of the community.

Subdivision Regulations

Subdivision regulations help to carry out both the proposed land use pattern and the Sketch Thoroughfare Plan. One way the regulations help carry out the land use plan is the requirement that lot sizes meet zoning standards. The thoroughfare element of the plan is recognized in required dedication of rights-of-way.